



Brownfields Cleanup Revolving Loan Fund Pilot

Cowpens, SC

Outreach and Special Projects Staff (5101)

Quick Reference Fact Sheet

EPA's Brownfields Economic Redevelopment Initiative is designed to empower states, communities, and other stakeholders in economic redevelopment to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse brownfields. A brownfield is a site, or portion thereof, that has actual or perceived contamination and an active potential for redevelopment or reuse. EPA is funding: assessment demonstration pilot programs (each funded up to \$200,000 over two years), to assess brownfields sites and to test cleanup and redevelopment models; job training pilot programs (each funded up to \$200,000 over two years), to provide training for residents of communities affected by brownfields to facilitate cleanup of brownfields sites and prepare trainees for future employment in the environmental field; and, cleanup revolving loan fund programs (each funded up to \$500,000 over five years) to capitalize loan funds to make loans for the environmental cleanup of brownfields. These pilot programs are intended to provide EPA, states, tribes, municipalities, and communities with useful information and strategies as they continue to seek new methods to promote a unified approach to site assessment, environmental cleanup, and redevelopment.

BACKGROUND

Cowpens, South Carolina, an historic Southern mill town, has a population of 2,176, and is one of the smallest communities to receive a Brownfields Assessment Demonstration Pilot. The Town has suffered the closing of mills and factories, and the resulting unemployment has left nearly one-third of the households in the community without income earnings. Over 16 percent of the population is minority, and nearly 21 percent of the population live under the poverty rate. The Town hopes the cleanup of its brownfields sites will lead to the revitalization of its economy through the development of tourism, new light manufacturing, and agricultural activities. The Cowpens' BCRLF will focus on a former mill site - the Linda Mill and a former factory site located between an elementary school and a middle school.

BCRLF OBJECTIVES

The goals of the Cowpens BCRLF will be to:

- Promote environmental health and safety
- Promote pollution prevention and waste minimization
- Encourage sustainable development

PILOT SNAPSHOT



Cowpens, South Carolina

Date of Announcement:
May 25, 1999

Amount: \$500,000

BCRLF Target Area:
Sites throughout Cowpens,
initially targeting the
abandoned Linda Mill and the
Health-Tex sites

Contacts:

Mayor's Office, Cowpens
(864) 463-3201

Region 4 Brownfields
Coordinator
(404) 562-8661

Visit the EPA Region 4 Brownfields web site at:
www.epa.gov/region4/wastepgs/brownfpgs/bf.htm

For further information, including specific Pilot contacts,
additional Pilot information, brownfields news and events, and
publications and links, visit the EPA Brownfields web site at:
<http://www.epa.gov/brownfields/>

- Encourage historic preservation and promote tourism
- Cleanup and redevelop brownfields sites
- Serve as a model for small towns with BCRLF pilots

Specific sites targeted for cleanup include the Linda Mills Site and the Health-Tex Site. The Linda Mill is a textile mill that was closed 20 years ago. The Health-Tex site is undergoing a Phase II environmental assessment and the Town would like to turn the 228,000 square foot building into an eco-industrial park.

FUND STRUCTURE AND OPERATIONS

The Town of Cowpens, with assistance from the Appalachian Council of Governments and the University of South Carolina's Center for Manufacturing and Technology, will serve as lead agency. The South Carolina Department of Health and Environmental Control will assist the pilot in carrying out its site management responsibilities, and First Citizens Bank of South Carolina will serve as fund manager. It is anticipated that loans will be made in the first round for cleanup activities at both the Health-Tex site and the Linda Mills Site. Loan terms will be determined on a case-by-case basis.

LEVERAGING

Cowpens will work with the South Carolina Department of Commerce to ensure that BCRLF borrowers integrate other loan, grant, or tax incentive programs into their redevelopment-financing package. Cowpens is receiving funds from a Urban Development Action Grant loan it made in the early 1980s. The Town will consider using a portion of these loan repayment funds for BCRLF-related activities. Additionally, the Army Corps of Engineers and the Department of Energy have offered technological assistance and advisory services that will assist the Town in the development of its BCRLF program.

Use of BCRLF Pilot funds must be in accordance with CERCLA, and all CERCLA restrictions on use of funding also apply to BCRLF funds.
